

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 13, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	Absent	Jace Hellman, Planner I	Absent
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for May 23, 2017.
- b) **17-01-SUP** (Special Use Permit) – Patricia Downum; Kuna Kave Kids – *Findings of Fact and Conclusions of Law.*
- c) **17-02-S** (Subdivision) - Sailer Shores Meadows Subdivision #2 – *Findings of Fact and Conclusions of Law.*
- d) **13-04-SUP** (Special Use Permit *modification*) – Falcon Ridge Public Charter School: Special Use Permit Modification -*Findings of Fact and Conclusions of Law.*
- e) **17-02-ZC** (Rezoning) – Darius Elison, One Call Restoration -*Findings of Fact and Conclusions of Law.*

Commissioner Gealy motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS

- a) **17-08-DR** (Design Review) – BRS Architects representing Dan Todd; Smoky Mountain Pizzeria Grill: Applicant requests Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 4,064-square foot commercial building to house a new Smoky Mountain Pizzeria Grill restaurant, and accompanying landscaping and parking lot on Lot 2, Block 1 within the Ensign Commercial subdivision.

Trent Butchum: BRS Architects 1010 S Allante place suite 100, Boise Idaho. I am here with Smoky Mountain Pizza. Dan Todd proposes to develop a 4,000 SF Sit Down Pizza Restaurant in the Ensign Subdivision along Meridian Road, in front of the Tractor Supply Store. We are in agreement with all the conditions of approval they have put on the project, I am not sure what your packets look like, if your seeing colored elevations or material samples that are over here? **C/Hennis:** We have, but if you would like to go ahead and present those so we can see an actual physical representation. We have had a few of our packets that have come out a little color funny. **Trent Butchum:** In keeping with the theme of smoky mountain restaurants in Nampa, Meridian, Boise, the color pallet anyway, and to go along with what's in the neighborhood out there, Ridley's, Tractor Supply Store. We start with a warm pallet of oranges and

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reds and browns. The building base will be tumbled brick veneer. The architecture is similar to what is out there. Flat roof, ****Inaudible****, we will have screening that will cover up the mechanical equipment, and a secondary screening that will match the siding ****Inaudible****, **C/Hennis**: Okay, thank you. **C/Gealy**: I have no questions. **C/Laraway**: I have none. **C/Hennis**: I don't at this time. Staff?

Troy Behunin: I am standing in tonight for Trevor Kesner for this project, so please bear with me. Before tonight's meeting, Trevor did tell me that the applicant has complied with everything. There doesn't seem to be any major hiccups with anything and staff would just like to highlight that signage does required design review, and they have to follow all of the sanitary sewer water, pressurized irrigation requirements from the city engineer, and then the parking, the lighting and the parking needs to comply with city code. With the landscaping, it appears to be in general conformance and it does need to be installed according to the landscape plan stamped 4-7-17. Staff would also like to point out that after construction is complete, there will be a design review compliance inspection for the landscaping and lighting and there is a fee that goes along with that, but that comes later. Also take note, there is a special use permit for the Bar, will come before the commission on June 27th, separate of tonight's action. Hopefully you don't have questions for me, but I'll stand for any that you do. **C/Gealy**: Well I do have a question, just looking at the conditions of approval, number 5 is on landscaping, that landscaping shall be installed according to the plan. Help me understand, often in subdivisions we include a condition that the landscaping will be maintained in healthy condition, but we have not included that condition here, is it implied? Or shall we include that as a condition, that the landscaping shall be maintained. **Troy Behunin**: You are certainly welcome to add that to the record, but it is implied. Often times, commercial is given a little more leeway, because we know they want to make a nice presentation, but you can certainly add that. Typically, what we do is we say it needs to be maintained in a healthy condition and any that are suffering or dying need to be replaced in two weeks. **C/Gealy**: Thank you. **C/Hennis**: Any other questions? So, I guess that brings us up to our review. I think it looks straight forward. **C/Gealy**: I would agree. **C/Hennis**: I don't anticipate an issue, I think we can make that condition, just to make sure that it is in the record for the landscaping. I don't think we will have an issue, but. I think the colors look good, I think it looks broken up. Lee's normal requirements have been met. So, if there is nothing else, I would stand for motion. **C/Gealy**: I would ask the applicant if that would be alright with you to include a condition, in the conditions of approval that you will maintain landscaping in a healthy condition? **Trent Butchum**: Sure, I am curious if this applies to the whole development. **Wendy Howell**: It's in the whole development, it comes from code so... **C/Gealy**: If that's the case than we don't need to add it here, thank you. **Wendy Howell**: Just as a reminder for them.

Commissioner Gealy motions to approve Case No. 17-08-DR (Design Review) for Smoky Mountain Pizzeria Grill with the conditions outlined in the staff report and testimony; Commissioner Laraway Seconds, all aye and motion carried 3-0.

3. PUBLIC HEARING

- a) **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review) - On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant) requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot in preparation for a multi-

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family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.
-This action is to re-open the public hearing from March 14, 2017, due to public noticing infraction.

Jay Walker: I am with AllTerra Consulting, my office is at 849 E State St suite 104, Eagle ID. Greg Bullock, the applicant, and I represent the Troost Family and we seek preliminary plat approval once again, this may seem like a Déjà vu, probably because it is. In order to develop the property, it is a nice little infill project for a multifamily housing project. We are seeking at least 4.7 cubic acres, 11 lots, ten of which will be building lots. The 11th is a common lot. We do have a presentation, but I don't know if it is working. Back in July of 2016, this parcel was annexed, and along with the annexation and zoning to an R-12 there was a comp plan amendment from a medium density to a high density and we are happy to suffice that and appease the zoning. It is the northeast corner of Deer Flat Road and school avenue. It will provide nice housing for seniors and new families, which is in short demand these days and we are happy to do that. With zoning in high density as I mentioned. Surrounded by complimentary residential and RUT developing uses and we were happy to work out with ACHD, egress/Ingress off of Deer Flat through a single access point with adequate separation from the intersections. Staff determined the application is compliant with Kuna City and other Agency requirements and codes and we also provided staff and for your visual a nice landscape plan and this will be maintained well and upscaled buildings that will match that will be presented to you at a future date as a part of design review. The attractive buildings to compliment the attractive landscaping with ample parking. A couple of things came out of our last commission hearing, one was to ensure that there was adequate emergency vehicle access from the stripping location and we have verified that and provided that to staff, and staff can verify that. And we have provided a surface access point from the parking area to the existing house that the client wants to maintain because it is under a lease agreement and in operation currently. So, in summary it creates nice housing with beautiful landscaping. It complies with city and agency requirements with adequate surrounding uses. And it is a nice little infill amenity for the city and we are excited to move forward with this process and would appreciate your approval this evening, and I stand for any questions. **C/Hennis:** Thank you. Any questions? **C/Gealy:** I have no questions at this time. **C/Laraway:** I have no questions. **C/Hennis:** I don't either, thank you.

Troy Behunin: Good evening commissioners once again Troy Behunin, Kuna Planning Zoning Department. So, the application before you this evening 16-04-S and also 16-19-DRC, which is design review for the subdivision, landscaping. As Jay Stated it is for the ten buildable lots and the one single lot left for open space. He recalculated appropriately for how they got to this stage, last summer they got annexed into the city and they secured an appropriate density zoning for the project so they could build a multifamily project. Staff is here to tell you that noticing procedures have been followed. Neighborhood meeting has held originally back in 2016 and with the 80 some comments received this year, neighbors within 300 feet plus have actually been notified about tonight's hearing. Besides the site being properly posted, it was also properly notice in the Kuna Melba News. The reason why we are having tonight's discussion and reopening the hearing for the public, is because there was a noticing infraction with the original planning and zoning hearing, the flyer that gets sent out to neighbors within 300 feet. Everything was correct except for the description of the location of the project. The map was correct, the date was correct, the project was correct. It was just the location described another piece of property. The decision was made to take it back and reopen the public hearing to benefit anybody in the public who didn't have a chance based on

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that technicality to come in and voice their opinion, so that why we are here tonight. I will stand for any questions that you might have. I would like to highlight that in-between the two meetings that Jay Walker did state correctly they have worked with staff to comply with the original conditions to provide proper and ample emergency service access, especially around the roundabout. **C/Hennis:** Great thank you. **C/Gealy:** And access for the J&M sanitation as well? **Troy Behunin:** Actually, for the sanitation and trash enclosure. I don't recall actually. **Jay Walker:** Yes, we covered that. **C/Gealy:** the access for the existing home to Deer Flat Road has been? **Troy Behunin:** They will take access from inside the new part of the subdivision. ACHD will not allow them to take the access direct from. **C/Gealy:** So that issue has been resolved. I apologize, I was not at the hearing on March 14th, but I tried to review the notes and the minutes and the packet from that time. I just wanted to make sure the questions that had come up were addressed in the conditions of approval. Did we include a condition that the existing home would need to connect to city water and sewer when it became available? **Troy Behunin:** Yes, and because this is a subdivision they are bringing sewer, water, pressurized irrigation to the site. That means that there will be an immediate connection, rather than later. **C/Gealy:** So there was a question regarding the parking and whether or not there was adequate parking within the, I think it came in the ACHD report, was that addressed. **Troy Behunin:** Staffs gone through... **C/Hennis:** As far as I remember, it was a question I thought from one of the public hearing testimonies that there might not be enough, and the applicant I believe corrected that and said it was per code. I think the question came from public testimony. We all know how apartments get and they tend to have a little more need for parking than there is supposed to be and they were just concerned if there was adequate parking. If I remember right. **Troy Behunin:** During Staff's Review of parking, there is adequate parking. **C/Hennis:** We can only hold them to code for requirements. **C/Gealy:** What I am looking for is page 120 which the ACHD report, and I can get as far as page 110. **Troy Behunin:** Perhaps while you are looking for that, Commission Laraway had a comment. **C/Laraway:** Mine is just from experience, when we put up multifamily units, how many units are we talking? **C/Hennis:** I think there was 52, was there? **Troy Behunin:** No there was 48, no there is 52. **C/Gealy:** There 13, four family. **Troy Behunin:** 13 buildings, and four units within each building. **C/Laraway:** My question comes along with that, when we start talking about the parking, when you have multifamily units like this, are they going to be assigned parking, if not then it is going to become a free for all for parking, and when you start having an overabundance of vehicles, then you can't get emergency vehicles in there because vehicles start parking everywhere. **Greg Bullock:** My name is Greg Bullock, I am the applicant 514 Bayhill Dr in Nampa. The total units are 52, so we will have a tri plex and a single family, and the other 48 are consumed by four-plex, so that is how we get to our 52. So, we have a single-family home that we have included in the total allowance of 52, there will be one unit that will be a tri-plex, so that equals those four and then the balance of the 48, so there will be no building with more than four units to them. The parking, is exactly right. They will have their assigned parking. It is all up to code and what the requirements are for the number of units we have. We also addressed the access from Deer Flat into the development and then around to the single family, that road needed to be widened, we agreed to do that. We have really reached agreement on everything and modified everything from our meeting here three months ago. I mean we lost three months, and we had to do it again, I understand that, but you two weren't here so you're at a disadvantage, we all understand. But, it has cost us a lot of time, but I am happy to answer any other questions. **C/Gealy:** Thank you, I just wanted to clarify that the questions that came up before had been addressed with the time that you had. **C/Laraway:** Is there going to be on street parking? **Greg Bullock:** I don't think for the homeowner there will be on street parking. Maybe for

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visitors, but that's temporary. But Thank you. **C/Hennis:** Thank you. **Troy Behunin:** Staff would just like to clarify, what you mean by on street parking, on Deer Flat? **C/Laraway:** Curb Side, Correct. **Troy Behunin:** actually, there will not be any on street parking on Deer Flat, Deer Flat is a classified road, and code does not allow on street parking on classified roadways. **C/Hennis:** Any further questions? **C/Gealy:** I found the question I had about parking, in the ACHD report they say the applicant is proposing 84 onsite parking stalls for the site, and the recommended number of parking spaces on the institute of transportation engineers parking generation 4th edition is 101. No parking is allowed on Deer Flat, the applicant and the City of Kuna should verify there is adequate onsite parking for the proposed use. And staff is saying that, and the applicant has verified that there is adequate onsite parking. **Troy Behunin:** Yes, we can run through the calculations just real quick to put everyone at ease. **C/Gealy:** No, it is quite alright if you are verifying that it has been done, that's the only other concern that I saw. **Troy Behunin:** Sure. **C/Hennis:** We believe staff, just wanted to make sure. Thank you. So, if there are no further questions I'll go ahead and open up public hearing at 6:31, I have nobody signed up in neutral or in opposition, and I just have two in favor and they are the applicants. Would you have anything further you would like to say? Then I will go ahead and close the public testimony at 6:32. That leaves us with our discussion. **C/Gealy:** I think it is very straightforward. **C/Hennis:** I think they have complied with everything they have been very patient with everything going along, I don't have any issues. If not, I'll stand for a recommended approval or denial to the City Council, Then the design review is an approval or denial.

Commissioner Gealy motions to recommend approval to City Council Case No. 16-04-S (Subdivision) with the conditions outlined in the staff report and testimony; Commissioner Laraway Seconds, all aye and motion carried 3-0.

Commissioner Gealy motions to approve Case No. 16-19-DRC (Design Review) with the conditions outlined in the staff report and testimony; Commissioner Laraway Second, all aye and motion carried 3-0.

- b) **17-01-ZOA** (Zoning Ordinance Amendment) - An ordinance of the Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Part 2 titled Meanings of Terms and Words by deleting the reference book titled, "Illustrated Book of Development Definitions" and replacing it with "A Planners Dictionary", the remaining text of Part 2 shall remain unchanged; amending Title 5, Chapter 3, Section 3 to provide that the minimum street frontage per lot is a recommendation that can be modified by the Planning and Zoning Director and modifying the height in M-1 and M-2 Zones to 100 feet and striking M-3 Zone from the table; deleting Title 6, Chapter 5, Section 4 in its entirety; providing for a severability clause; and providing an effective date.

Wendy Howell: Planning and Zoning Director, I have provided you the staff report, as well as the ordinance there is one change, or additional change to what was provided to you, and that is to allow discretion for an R-6 zone for the minimum lot size, so we can get a little bit more of a variety. That is kind of the purpose of this and then the minimum street frontage, allowing discretion there. So, Kuna can get more of a variety and maybe satisfy those concerns by the public. The rest is in the staff report, and I'll stand for questions. **C/Hennis:** So, this copy you handed out at the start of the meeting is the updated version. **Wendy Howell:** Correct. **C/Hennis:** I thought it was pretty straight forward, and I didn't have a question. **C/Gealy:** I have no questions. **C/Laraway:** I have none. **C/Hennis:** I will open up the public

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hearing for testimony at 6:35, and in seeing nobody signed up for any position in favor, neutral or opposition, I will go ahead and close the public hearing at 6:35. I am open for discussion or motion, which ever.

Commissioner Gealy motions to approve Case No. 17-01-ZOA (Zoning Ordinance Amendment) As presented; Commissioner Laraway Seconds, all aye and motion carried 3-0.

4. COMMISSION DISCUSSION AND REPORTS

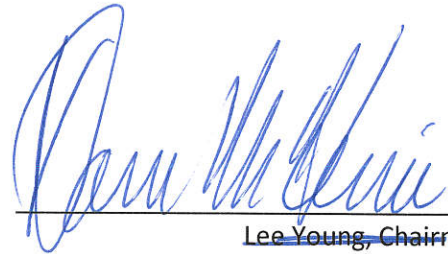
The letters for the advisory committee for the comprehensive plan are getting ready to be sent out. That will be on June 28th from 4-6.

Commissioner Gealy will not be present for the next Planning and Zoning Commission Meeting on June 27th.

Commissioner Laraway will not be present for the next Planning and Zoning Commission Meeting on June 27th.

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department